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Consultants, LLC, and Rene Richardson*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

UNITED STATES OF AMERICA *ex rel.*  
PEGGY THORNTON, Relator,

and

PEGGY THORNTON,

Plaintiff,

vs.

PORTOLA DEL SOL OPERATOR, LLC, a  
foreign limited-liability company; TMIF II  
PORTOLA, LLC, a foreign limited-liability  
company; APARTMENT MANAGEMENT  
CONSULTANTS, LLC, a foreign limited  
liability company; and RENE  
RICHARDSON, as AGENT of PORTOLA  
DEL SOL OPERATOR, LLC,

Defendants.

Case No. 2:21-cv-01123-APG-BNW

**Stipulation and Order to Extend Deadline  
for Plaintiff Peggy Thornton and  
Defendants Apartment Management  
Consultants, LLC and Rene Richardson to  
submit Reply supporting their Joint  
Motion to Approve Settlement and  
Distribution of Settlement Funds  
[ECF No. 124]**

**(Second Request)**

1 Defendants Apartment Management Consultants, LLC and Rene Richardson (collectively  
2 “AMC”); Defendant TMIF II Portola, LLC (“TMIF”); Plaintiff-Relator Peggy Thornton; and  
3 Real Party in Interest the United States of America, by and through their respective undersigned  
4 counsel, hereby stipulate to extend Ms. Thornton and AMC’s deadline to submit their reply in  
5 support of their joint motion to approve settlement and distribution of settlement funds (“Joint  
6 Motion”) by three weeks until March 13, 2025, with the following background and reasons:

7 1. Ms. Thornton and AMC submitted the Joint Motion (ECF No. 124) on January 8,  
8 2025.

9 2. As explained in the Joint Motion, Ms. Thornton and AMC have agreed on a  
10 settlement amount to resolve claims against the latter but required Court approval given that the  
11 United States had not stated whether it had any objection to the settlement terms.

12 3. The United States subsequently filed a partial objection to the Joint Motion, stating  
13 that it does *not* ultimately object to settlement or the settlement amount but requires any  
14 settlement to conform to its specifications, including distribution of settlement funds directly to  
15 the United States. ECF No. 128.

16 4. The United States, Ms. Thornton, and AMC have since conferred and agreed to  
17 jointly work on a written settlement agreement based on the Government’s specifications.

18 5. Because the settlement agreement will moot the need for the Court to approve the  
19 settlement and to accommodate the time needed to complete that agreement, the United States,  
20 Ms. Thornton, and AMC stipulated to extend the time for Ms. Thornton and AMC to reply to the  
21 Joint Motion to February 20, 2025. ECF Nos. 131-32.

22 6. Shortly after the Court approved that stipulation, TMIF submitted its own “limited  
23 opposition” to the Joint Motion. ECF No. 133.

24 7. To likewise accommodate drafting the settlement agreement, Ms. Thornton, AMC,  
25 and TMIF stipulated to extend Ms. Thornton and AMC’s reply deadline (with respect to TMIF’s  
26 limited opposition) to February 20, 2025 – thus aligning with the deadline as to the Government’s  
27 limited objection. ECF No. 134-35.

8. In the interim, the Government circulated a proposed settlement agreement, and AMC and Ms. Thornton are working to imminently provide the Government with proposed edits.

9. Because additional time is needed to complete the settlement agreement, all Parties and the United States agree to extend AMC and Ms. Thornton's deadline to file a reply in support of the Joint Motion until March 13, 2025

10. Ms. Thornton, AMC, TMIF, and the United States agree that this stipulation is entered into in good faith and will not unduly delay proceedings.

**IT IS SO STIPULATED.**

Dated: February 20, 2025

Dated: February 20, 2025

SNELL & WILMER L.L.P.

NEVADA LEGAL SERVICES

By: /s/ Gil Kahn

By: /s/ Kristopher Pre

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Richardson*

Dated: February 20, 2025

Dated: February 20, 2025

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FOR THE DISTRICT OF NEVADA

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**ORDER**

Good cause appearing, Ms. Thornton and AMC's stipulation is **GRANTED**. Ms. Thornton and AMC's deadline to submit a reply in support of their Joint Motion (ECF No. 124), with respect to both the United States' partial objection (ECF No. 128) and TMIF's limited opposition (ECF No. 133), is extended to and including March 13, 2025.

**IT IS SO ORDERED.**



CHIEF UNITED STATES DISTRICT JUDGE

DATED: February 21, 2025

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